

**WORK DESCRIPTION
HOUSING REHABILITATION PROGRAM
HOUSING DEVELOPMENT DIVISION
CITY OF COLORADO SPRINGS**

NAME: Crystal Morgan

CONTRACTOR:

ADDRESS: 1310 Wynkoop Dr.

ADDRESS:

PHONE:

PHONE:

DATE: 719-649-9608

HOME MOD NO.:

3/25/2015

If at any time a question or problem arises in regards to any aspect of this job you are obligated to contact your rehab specialist.

I have received and reviewed a copy of this work description and am satisfied that it accurately reflects my choices of rehabilitation work for my property.

Owner

Date

Owner

Date

The undersigned hereby proposes to furnish all labor and materials required to perform the work described for the amount stated below. This amount includes all state and local taxes, permitting fees and other costs normally payable in respect of such work.

Contractor

Date

1 Building Permits:

The work described in these specifications is to be carried out in accordance with all applicable codes and ordinances. The contractor must pay for and obtain all required permits prior to the start of construction. Contractors and subcontractors are responsible for posting copies of the permits at the job-site and for scheduling all required inspections during the course of construction. Contractors or subcontractors who fail to obtain required permits, or call for required inspections, may be suspended from future bidding. The Housing Development Division has the right to inspect the work at any time without advance notice.

\$ _____

2 Asbestos:

See attached report identifying regulated asbestos containing materials (RACM). Demolition & disposal of RACM to be carried out per applicable State & Federal regulations.

Prior to releasing the project site for rehabilitation, evidence of 3rd Party clearance testing must be submitted to the Housing Development Division & the Owner.

\$ _____

3 Lead Based Paint:

Prior to rehabilitation, all lead-based paint hazards identified in the attached reports for this residence are to be addressed per the recommendations of the Risk Assessor.

It is the responsibility of the general contractor to familiarize themselves with all positively identified components present at the jobsite, and to carry out all work related to those components utilizing properly certified personnel. All positively identified components remaining in place are to be primed with a 20 year encapsulant, Leadlok or eq, prior to finish painting.

Prior to releasing the project site for rehabilitation, 3rd Party clearance testing will be carried out by the Housing Development Division under separate contract.

\$ _____

Group Exterior

5 Windows:

Install metal drip edge over all existing window before stucco. Insulate and seal around all existing windows.

Remove and replace two uninstalled windows with owners vinyl thermal break units. Installation to include cutting back existing siding to expose window flanges, complete removal and disposal of existing sash and frames, installation of new units to ensure proper operation, self-adhesive air-sealing strip at perimeter, flashing and furring as required, installation of new exterior trim, and repair of interior finishes as needed. All new units to include standard hardware and screens. Owner to select from standard colors.

It is the contractor's responsibility to verify size, type, and location of all windows prior to ordering. New units must meet all IECC criteria currently in effect for this region. It is the contractor's responsibility to submit satisfactory documentation of compliance with this specification to the Housing Division and the Regional Building Dept as required.

\$ _____

Work Description

6 **Patio sliding door**

Replace unit with insulated, vinyl unit, energy star rated, white.

\$ _____

7 **Carpentry**

Remove all wood shakes on gable ends ,replace with fiber cement horizontal lap siding. Install metal flashing drip edge to protect materials below.

Replace damaged fascia with cement board or cedar, bid for replacing 100 LF.

Cut beams back and trim out with Fiber cement trim (hardiplank or similar) with siding.

Replace rotten siding on rear stairwell enclosure with fiber cement panels.

Remove unused cables, nails , hooks, staples, etc. Client no longer using cables.

Shim and reattach front porch post. Dispose of railing.

Renail any loose soffits

Repair fascia sitting on rear roof

\$ _____

8 **Painting: Exterior**

Presssure wash,scrape and prime, caulk all joints horizontal and vertical. Prime with peel stop or similar. **RS to inspect after priming and prep.**

Paint exterior in two color scheme. use SW A100 or equal quality. **No flat sheen paints.** Owner to select from standard colors.

\$ _____

9 **Wood Fencing:**

Replace fencing in front SE section next to garage (approx. 8 ft) with 6' cedar fencing on metal posts. Screw pickets in place. (See General Specifications Manual for additional details). Bids to include replacement of a pedestrian gate with new hardware.

Replace fence on west rear lot in backyard using metal posts, cedar rails and pickets. Screw pickets in place

\$ _____

10 **Concrete: Entry sidewalk**

Remove and replace curved sidewalk with 4 inch thick , fibermesh, 3000 psi concrete. Include replacing step at entry.

\$ _____

12 **Chimney Cap**

Install metal chimney cap and have flue inspected and cleaned.

\$ _____

13 **Gutters and Downspouts**

Install new 5 inch steel with baked on finish (owner to select color) gutters and downspouts. Painter will paint fascia when gutters are removed.

\$ _____

Group Kitchen

Work Description

14 Countertop

Replace laminate top in kitchen with post formed top and backsplash. Owner to select color from local counter top suppliers.

\$ _____

15 Plumbing: Replace Kitchen Sink, Faucet, and Disposal

Replace sink and faucet with 2 bowl stainless, **9 inch deep** and Moen or eq single handle faucet in chrome with separate hand-held sprayer.

Installation to include 1/2 hp disposal, chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines.

\$ _____

16 Flooring

Temporarily remove appliances, install 1/4 inch underlayment, owner to select sheet vinyl with allowance of \$ 15/SY to include taxes. Install 4 inch rubber base mold or wood base to match.

\$ _____

Group Bath master

17 Demo bath and vanity sink/cabinet

Remove half wall on side of vanity, keep tub, remove shower mixer and surround. **Reuse toilet and tub**

\$ _____

19 Plumbing: Shower Mixer

Replace tub/shower valves with single-handle mixer in chrome. EPA Water-Sense certified, Anti-scald guard and pressure balancing features.

\$ _____

20 Tile Surround

Install ceramic tile surround with surface bull nose edge at perimeter. Installation to extend 5' above tub rim and to include window wrap, (1) soap dish, and (1) corner shelf. Installer to verify locations with Owner. Owner has allowance of \$ 2.50 per SF for tile only to include taxes. All tilework to be thinset on new 1/2" Durock or eq cement board and finished with grout. Seal with (2) coats silicone tile sealant.

\$ _____

21 Vanity and top

Install 48 inch vanity with top with integral single sink, faucet. Owner to select with \$800 allowance for above to include taxes. Delivery and install by contractor.

\$ _____

22 Medicine Cabinet and mirror

Replace medicine cab and mirror with 48 inch unit. Owner to select with \$500 allowance to include taxes.

\$ _____

23 Vinyl Floor

Overlay floor with 1/4 inch underlayment and install vinyl flooring and rubber cove base. Owner to select with allowance of \$ 15/SY for vinyl only to include taxes. Install prep and labor by contractor. Include bath area and vanity area.

\$ _____

24 Install toilet

New shutoff and supply.

\$ _____

Work Description

25 Bath hardware

Install 2 each towel bar, tp holder, towel ring.

\$ _____

26 Paint

Apply two coats of paint in bath and vanity area. Owner to select.

\$ _____

27 Refinish Bath tub

Refinish porcelain tub using approved methods by major tub re finishers to include; acid etching, bonding agent, finish coats, and integral to finish- slip resistant bottom strips. Sub to supply 5 year warranty against chipping and peeling.

\$ _____

Group Bath upper

28 Demo Bath

Keep bath tub and remove surround, shower valve, vanity and sink and med cabinet. **Reuse toilet and tub**

\$ _____

29 Tile Surround

Install ceramic tile surround with surface bullnose edge at perimeter. Installation to extend 5' above tub rim , (1) soap dish, and (1) corner shelf. Installer to verify locations with Owner. Owner has \$350 SF allowance for tile and taxes only. Install by contractor

All tilework to be thinset on new 1/2" Durock or eq cement board and finished with grout. Seal with (2) coats silicone tile sealant.

\$ _____

30 Plumbing: Shower Mixer

Replace tub/shower valves with single-handle mixer in chrome. EPA Water-Sense certified, Anti-scald guard and pressure balancing features.

\$ _____

31 Bath vanity and top

Install 30 inch bath vanity with composite granite top and integral sink to include faucet. Owner to have allowance of \$400 to include above and taxes. Delivery and install by contractor with new p trap and shutoffs and supplies.

\$ _____

32 Medicine Cabinet

Install med cabinet and mirror. Owner to select with allowance of \$150 to include taxes but not delivery.

\$ _____

33 Vinyl Floor

Overlay floor with 1/4 inch under layment and install vinyl flooring and rubber cove base. Owner to select with allowance of \$ 15/SY for vinyl only to include taxes. Install prep and labor by contractor. Include bath area and vanity area.

\$ _____

34 Toilet Install

Reinstall toilet with new gasket, shutoffs and supplies.

\$ _____

Work Description

35 Paint

Apply two coats of paint in bath and vanity area. Owner to select colors. One for trim and one for walls.

\$ _____

36 Bath hardware

Install 2 each towel bar, tp holder, towel ring.

\$ _____

37 Ceiling Fan

Replace fan in ceiling

\$ _____

38 Refinish Bath tub

Refinish porcelain tub using approved methods by major tub refinishers to include; acid etching, bonding agent, finish coats, and integral to finish- slip resistant bottom strips. Sub to supply 5 year warranty against chipping and peeling.

\$ _____

39 Remove mirror Tiles

Smooth out walls after tiles are gone and retexture to match

\$ _____

Group Bath-down

40 Vinyl Floor

Prep and install vinyl flooring and rubber cove base. Owner to select with allowance of \$15/SY for vinyl only to include taxes. Install prep and labor by contractor. Include bath area and vanity area.

\$ _____

Group Laundry Room

41 Vinyl Floor

Prep floor, temporarily remove W/D and install vinyl flooring and rubber cove base. Owner to select with allowance of \$ 15/SY for vinyl only to include taxes. Install prep and labor by contractor. Include bath area and vanity area.

\$ _____

Group Interior

42 Carpentry

Owner has door slabs only to be installed in 6 door openings. To match basement doors. Install new door locks (kwikset or equal), owner has 5 lock sets, and install new hinges, door stops. Use oil rubbed finish to match.

Install prehung door unit in master and 2nd bedroom, New casing

Install casing around interior of entry door to match jamb and unit.

Tighten up handrail to lower level

Provide and install 2 sets of new bifolds (to match doors) in upper and lower levels 5 -6 ft openings.

\$ _____

43 Drywall Patching

Patch crack in entry ceiling, kitchen doorway to dining room,

\$ _____

44 Painting

Paint walls, ceiling, trim in living room and dining room and kitchen. 2 coats of paint with 2nd color for trim, owner to select.

Work Description

\$ _____

45 Clean carpets

Professionally clean carpets in living room, dining room, stairwells, upper hall.

\$ _____

46 Entry vestibule

Remove wood planking and cut back carpet approx 4 feet to install new vinyl floor on 1/4 inch underlayment, approx. 5 ft x 7 ft. Owner has \$15 Sy to select vinyl material. Install base or base shoe to match existing. Install transition strip for carpet to vinyl.

\$ _____

Group Electrical

47 Electrical: GFI, Smoke Detectors, CO Detectors and Misc

Replace electrical dimmer switch in stairwell.

Replace outlet in dining room.

Replace Kitchen and Bathrooms receptacles with GFCI protected device

Replace SD (every level and bedrooms) and install CO detectors (every level) per PPRBD

Replace surface wiring in garage and install in stud/joist bays with GFI outlet

Rewire Fan in rear patio with conduit

Install owner supplied fan in 3rd bedroom

Replace switches and outlets in upper bath and master bath

\$ _____

Total Bid \$ _____
